



Vine Cottage, 129 Main Street, Alrewas, DE13 7ED

Holding a prime canalside position close to the heart of Alrewas is Vine Cottage, an exceptional period home showcasing recently refurbished and much improved interiors, four double bedrooms plus fifth bedroom/dressing room and delightful gardens featuring the original village Smithy. Offering extensive accommodation ideal to suit modern family life with versatile work-from-home spaces, Vine Cottage is believed to date back to the 1820s. It showcases a wealth of character complemented by reclaimed features, traditional finishes and thoughtfully extended interiors. Recent upgrades have been made to include extended living accommodation, a new boiler (2020), new radiators throughout, a bespoke handmade

kitchen and a refit to the bathroom and guest en suite, as well as conversion of the original village Smithy to provide a fabulous work-from-home space, which offers potential for conversion into an annexe (subject to relevant permissions). Being positioned ideally alongside the canal, there is also the opportunity for the next owner to obtain a mooring licence for a barge, and the generous garden plot offers a private and beautifully tended space for outdoor entertaining whilst appreciating the tranquil surroundings.

An oak porch leads to the reception hall, which in turn opens into the first of the reception rooms, a sitting room or potential formal dining

room. Pocket doors open through to the main lounge, which in turn leads into an impressive Orangery enjoying idyllic views of the gardens and towards the village church. The bespoke kitchen leads through into two further reception rooms, one of which features a wood burning fireplace, and there are a useful laundry and cloakroom also to the ground floor. There are four spacious double bedrooms, two of which benefit from private en suites, as well as a refitted family bathroom and a fifth bedroom/dressing room to the first floor. Outside, there is parking to the front aspect and a gate opens into the established gardens which extend to a superb 0.4 acres and lie beside the Trent & Mersey canal.

The popular rural village of Alrewas is set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular butchers, traditional pubs, a Co-op, a doctors surgery, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed.

The property lies within an Ofsted 'Outstanding' school catchment area including the All Saints primary school in the village which feeds into John Taylor High in Barton under Needwood, and the John Taylor Free School is also within a short drive. In addition there are a choice of highly regarded independent schools including Lichfield Cathedral, Repton, Denstone and Abbotsholme.

Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London and the International airports of Manchester, Birmingham and East Midlands are all within an easy drive.

- Period 1820s Village Residence
- Delightful Canalside Position
- 0.4 Acre Formal Gardens
- Wealth of Character Throughout
- Bespoke Open Plan Kitchen
- Stunning Orangery & Dining/Living Room
- Three Further Reception Rooms
- Reception Hall, Laundry & Cloakroom
- Four Double Bedrooms
- Fifth Double Bedroom/Dressing Room
- Master & Guest En Suites, refitted Bathroom
- Stunning Canal & Church Tower Views
- 'Smithy' & Summer House – WFH spaces
- Double Glazed Windows & Mains Gas Central Heating
- 'Outstanding' School Catchment
- Desirable Village Setting

Reception Hall

An oak porch and solid oak entrance door lead into this spacious hallway, having a window to the side, oak flooring and stairs rising to the first floor accommodation. A door opens to the **Refitted Cloakroom** with feature tiled flooring, with further character doors leading into:





Family Room 4.6 x 3.6m (approx. 15'1 x 11'9)

A versatile reception room having a window to the front and a character fireplace housing a wood burning stove. A wealth of fitted library style shelving conceals solid oak pocket doors which open through to:

Sitting Room 5.33 x 4.6m (approx. 17'6 x 15'0)

An immaculate presented formal lounge, having useful fitted storage and an open fireplace with decorative tiled inlay and carved oak surround. Double doors open through to:

Orangery 7.3 x 3.3m (approx. 23'11 x 10'10)

A most impressive living space having French doors opening out to the rear and full height windows enjoying idyllic views over the gardens. The Orangery has slate tiled flooring, a wealth of exposed brickwork and vaulted ceilings providing plenty of natural light. Openings lead into:

Dining & Living Room 7.58 x 3.25m (approx. 24'10 x 10'7)

A stunning space having been recently extended to offer a versatile living space. The dining area has slate tiled flooring, there are windows to two sides and double doors open out to the rear gardens. A stable door opens to the side leading out to the front aspect, and a wood burning stove is set to raised hearth. Reclaimed quarry tiles extend into:

Bespoke Kitchen 4.98 x 4.2m (approx. 16'4 x 13'9)

Completed to an exceptional standard, this bespoke, handcrafted kitchen by The White Kitchen Company is fitted with an expansive island unit and further base units, housing a double Belfast sink, Quartz worksurfaces and spaces for a range cooker, dishwasher and American fridge freezer (existing Aga and Fisher & Paykel appliances as separate negotiation). Double doors open to a concealed **Walk in Pantry**, and the kitchen leads open plan into:

Snug 4.2 x 3.05m (approx. 13'9 x 10'0)

A cosy sitting room having windows to the side, original parquet flooring and a multifuel burning stove set to brickwork fireplace. A door leads back into the

Reception Hall

Laundry 3.6 x 1.96m (approx. 8'5 x 6'5)

Having been refitted with bespoke full height units, the laundry also has a double Belfast sink set to base units with granite worksurfaces over, and there are spaces for both a washing machine and tumble dryer





Stairs rise to the **First Floor Landing**, where there is a window to the front and doors open into the **Airing Cupboard** and through to:

Master Bedroom 5.56 x 3.2m (approx. 18'3 x 10'6)
A spacious principal bedroom having skylights, a range of fitted wardrobes and a window enjoying tranquil garden views. An opening leads into:

En Suite Bathroom 3.22 x 1.83m (approx. 10'7 x 6'0)
Fitted with pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, tiled splash backs, a skylight and an obscured window to the front

Bedroom Two 4.67 x 3.4m (approx. 15'4 x 11'2)
Another spacious bedroom suite having a window to the rear, a range of fitted wardrobes and private use of:

En Suite
Refitted with an attractive suite with gold accents having wash basin set to vanity unit, WC and shower, having a skylight, tiled flooring and splash backs, useful fitted storage and a fitted light up mirror

Bedroom Three 4.67 x 3.6m (approx. 15'4 x 11'9)
With a window to the front and fitted wardrobes

Bedroom Four 4.04 x 3.15m (approx. 13'3 x 10'4)
A fourth double room having a double fitted wardrobe and a window to the rear overlooking idyllic garden views

Dressing Room/Bedroom Five 3.25 x 2.54m (approx. 10'8 x 8'4)
Ideal as a nursery or fifth bedroom, having a window to the side and a range of fitted wardrobes and storage

Family Bathroom 2.97 x 2.36m (approx. 9'9 x 7'9)
Refitted with a luxurious suite having wash basin set to vanity unit, WC, double ended bathtub and separate double shower, with tiled flooring, tiled walls, a fitted light up mirror and an obscured window with shutters to the front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		





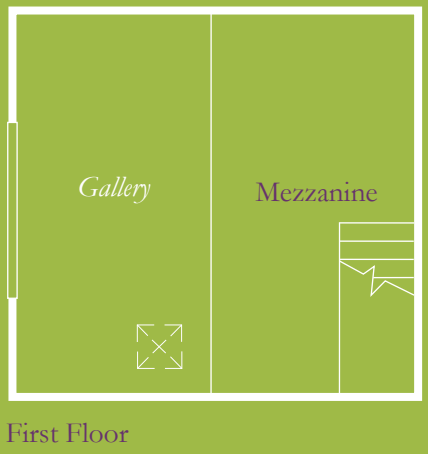
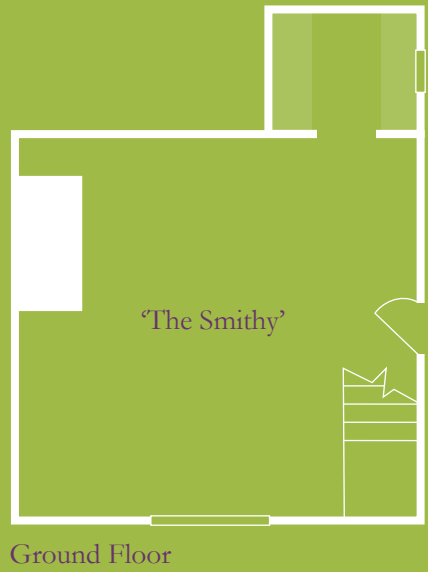
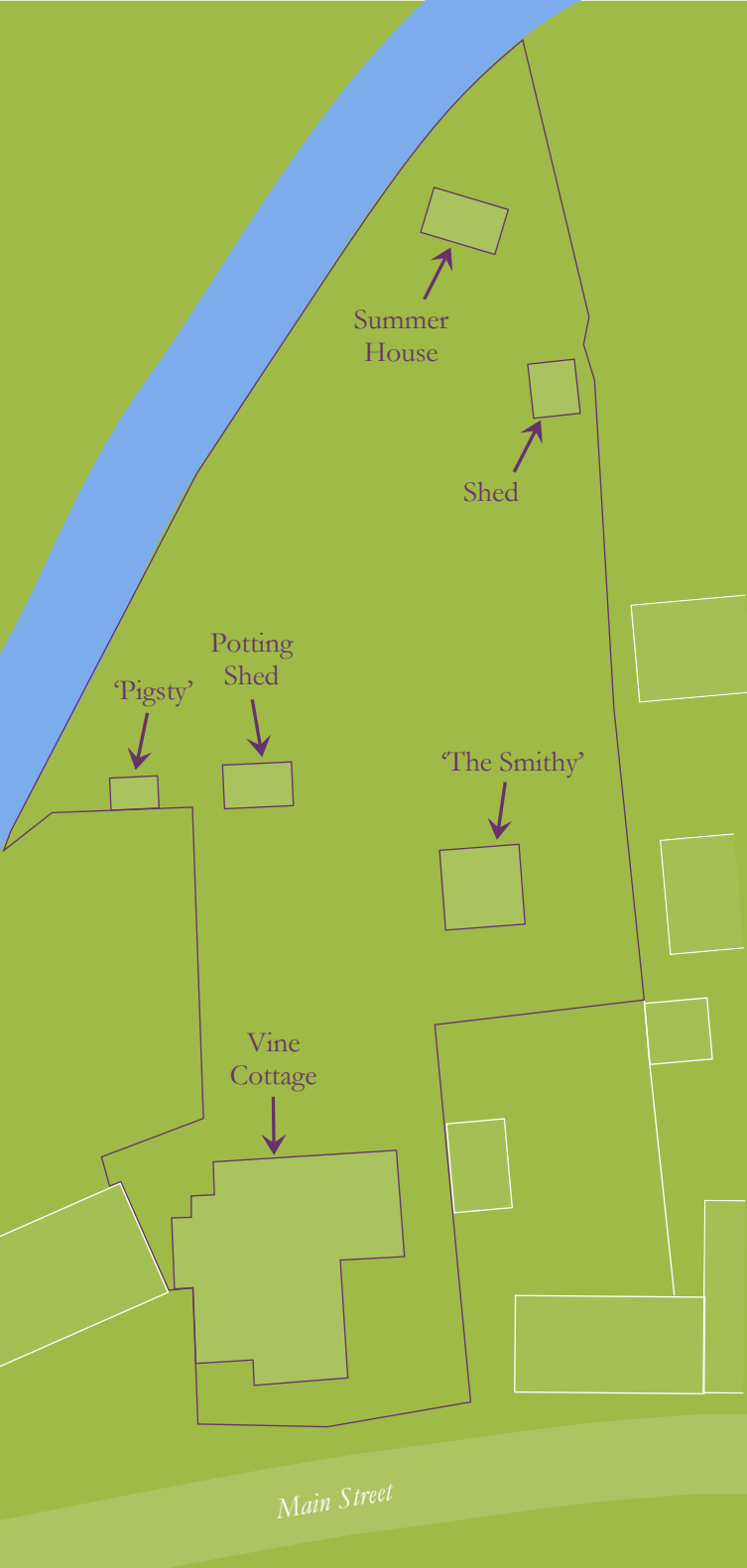


General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.





Outside

Leading from Main Street, a gravel driveway provides parking for a number of vehicles as well as having power, a water point and lighting. There is a further area to one side providing a useful storage space, and mature hedging provides privacy and screening to the front

0.4 Acre Gardens

Manicured formal gardens extend to the rear of Vine Cottage, laid to a paved terrace, extensive lawns and borders stocked with a variety of shrubs, flowers and foliage. To one side, there is a walled terrace offering a further secluded space for outdoor entertaining, a kitchen garden features an assortment of raised beds and the lawns extend down towards the canal where there is a small coppice. The garden enjoy a pleasant outlook towards the village church tower, and a **Shed, Potting Shed** (which has been re-roofed) and a former **Pigsty** offer useful storage space. The garden is bordered along one side by the Trent & Mersey canal, and there is potential for the next owners to apply for a mooring licence for a canal barge if required

'The Smithy'

This superb detached workshop has been refurbished extensively to include a rewire, full insulation and new windows. Following a change of use and the addition of a bathroom (subject to relevant permissions), this charming cottage is ideal as a guest house or annexe. The front door opens into the original **Forge** 4.41 x 4.27m (approx. 14'5 x 14'0) featuring a window to the side and a stunning inglenook fireplace. A room to one side houses granite worksurfaces and a Belfast sink (ideal for conversion into a bathroom), and stairs rise to a **Mezzanine** 4.3 x 2.2m (approx. 14'2 x 7'3) which highlights the vaulted ceilings and original exposed beams, also having a skylight and a window to the apex enjoying garden views

Set to the end of the garden is a versatile fully insulated **Summer House** 3.55 x 2.9m (approx. 11'8 x 9'6), having power, lighting and offering an ideal studio, home office or entertaining space. A terrace lies to the front and pleasant views over the canal can be appreciated from the summer house and terrace

